



THE NATHANIEL CENTER

804 RUSSELL PALMER RD.
KINGWOOD, TX 77339

Cushman & Wakefield U.S., Inc. is pleased to offer, for sale, this ±35,000 sq. ft. special-use event center/performing arts venue just east of US 59/I-69 in Kingwood, Texas. Situated just inside Montgomery County, this multi-use facility features a fully functioning stage, orchestra pit, seating for 500 people, classrooms, and executive private offices.

THE NATHANIEL CENTER

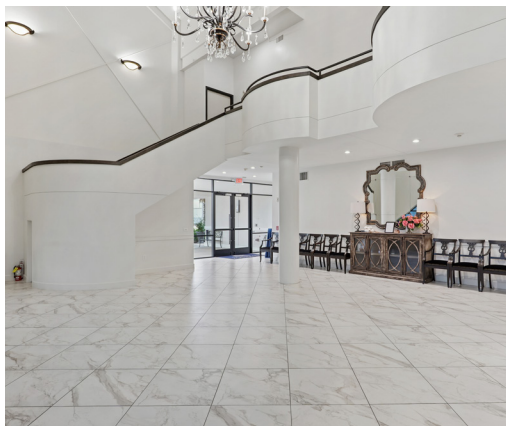
A photograph of the exterior of The Nathaniel Center building at night. The building is a large, modern structure with a light-colored facade and a dark blue roof. The name 'THE NATHANIEL CENTER' is prominently displayed in large, dark letters on the upper part of the facade. The building features a series of arched windows and doorways, some of which are illuminated from within. In the foreground, there is a landscaped area with several tall, thin evergreen trees and a circular garden bed with various plants and flowers. The overall scene is well-lit, highlighting the architectural details of the building.

PROPERTY FEATURES



- ±35,000 SF on 1.7385 acres
- Fully renovated in 2001
- Stucco exterior
- Metal building
- 500 person auditorium / theater
- Theater professionally designed by Centre Stage
- Orchestra pit
- Sound rooms
- Catwalks
- Dressing rooms
- 1,116 SF air conditioned warehouse storage
- Dock and grade level loading
- Catering kitchen
- Multiple classrooms
- Privates offices





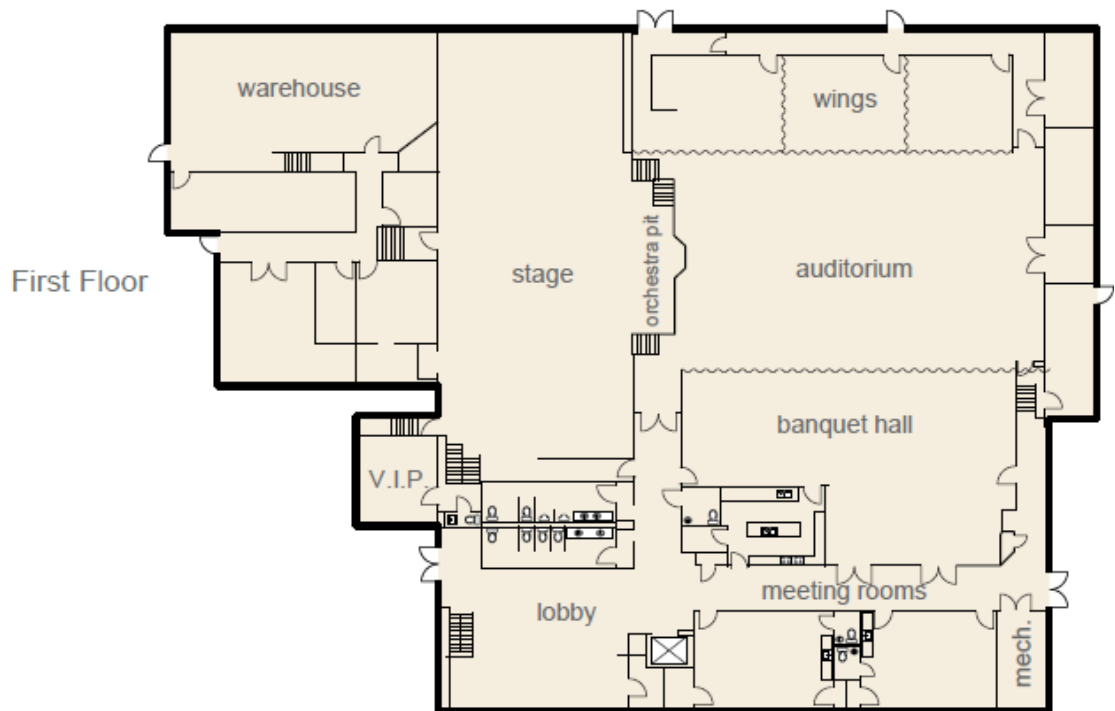
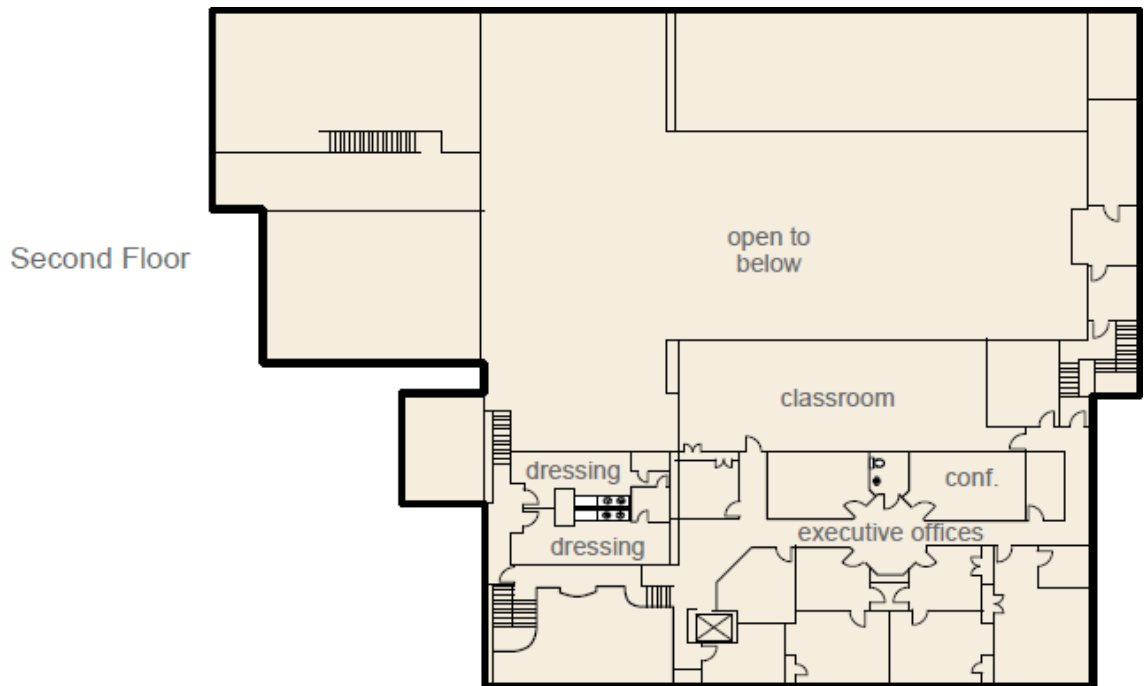
PROPERTY FEATURES

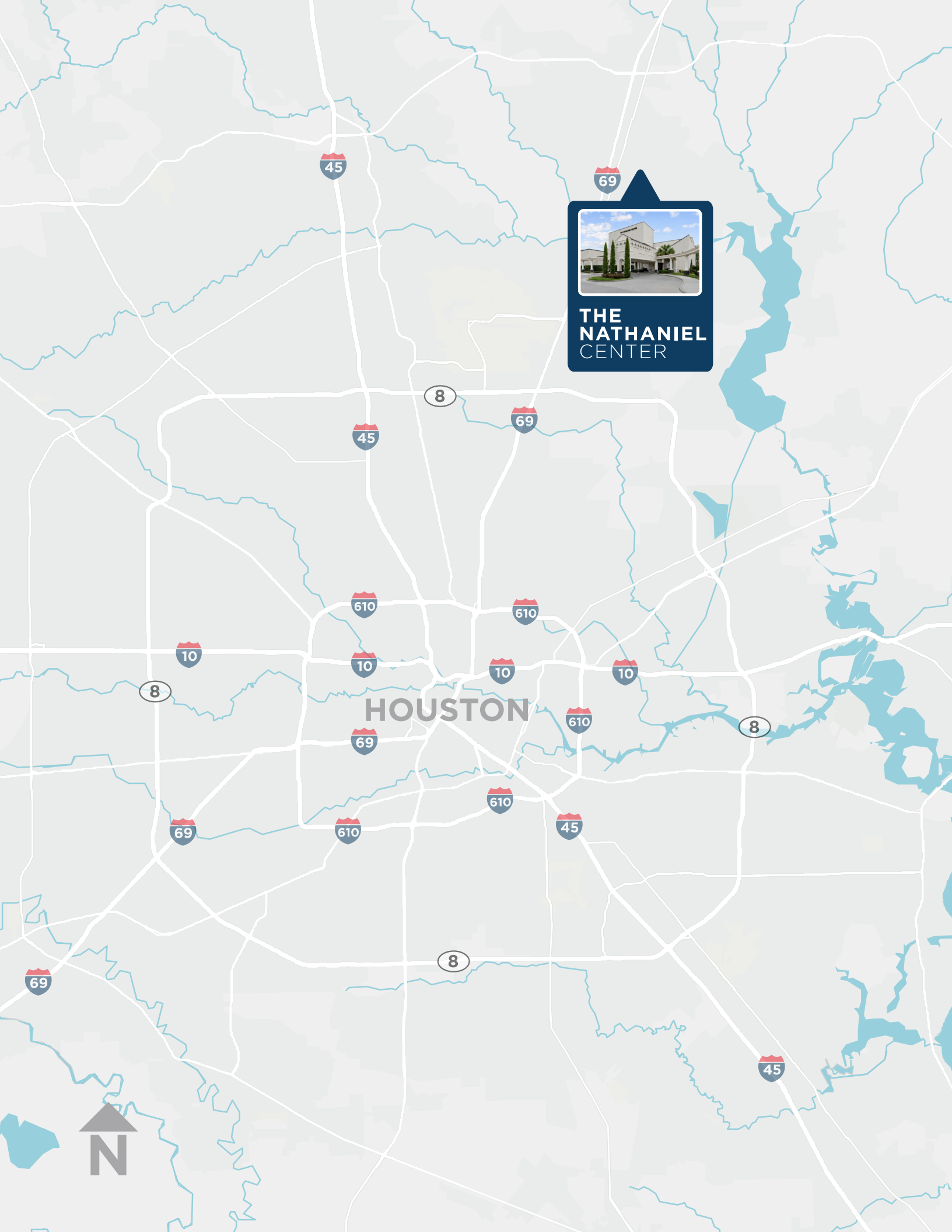
- Conference room
- Professionally managed facility
- Elevator
- Water Well & Sewer via City of Houston
- 89 Parking spaces (4 handicap)
- Additional parking at adjacent church & school
- HVAC units professionally maintained & serviced
- 480V, 3-Phase, 1,600 amp electrical service
- 1st floor fully renovated 2023
- The interior core was constructed in 2001
- Asking Price: Call Broker for Information





FLOOR PLANS





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69



**THE
NATHANIEL
CENTER**

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